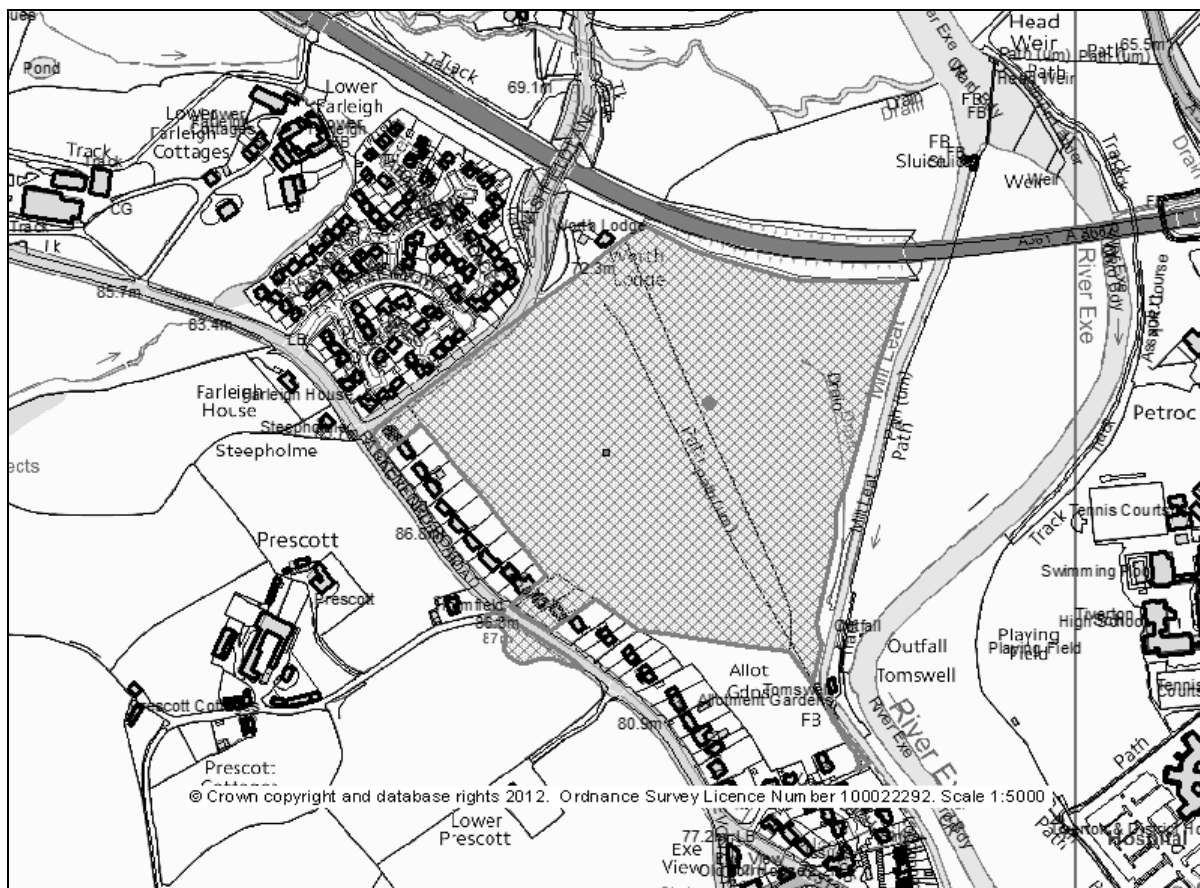


REPORT OF THE HEAD OF PLANNING AND REGENERATION

14/01047/MARM - RESERVED MATTERS FOR THE ERECTION OF 273 DWELLINGS, FORMATION OF CHILDREN'S PLAY AREA, LANDSCAPING, OPEN SPACE, AND ASSOCIATED ACCESS AND ROAD AND DRAINAGE INFRASTRUCTURE FOLLOWING OUTLINE APPROVAL 12/00277/MOUT - LAND AT NGR 294586 113569 (FARLEIGH MEADOWS) WASHFIELD LANE LOWER WASHFIELD DEVON



Reason for Report:

When the Planning Committee considered this application at their meeting on 22nd October 2014 the Committee resolved that planning permission be granted subject to the variation of terms of the S106 agreement pursuant to planning approval 12/00277/MOUT, various conditions and subject to various other provisions, including:

c) That delegated authority be given to the Head of Planning and Regeneration in conjunction with the Chairman and Ward Members consider whether further noise mitigation measures are reasonably necessary to safeguard the living conditions of the occupiers of dwellings proposed close to the A361 and whether any such measures should be secured by an additional condition.

The reason for this report is to report back to members on the specific issue set out above.

RECOMMENDATION

Taking into account the site layout as approved, and the relevant evidence, it is not considered that any further specific noise mitigation measures are considered justified in order to ensure an acceptable residential environment for future occupiers. On this basis no further conditions are recommended.

Relationship to Corporate Plan:

The plan contains key objectives that include a thriving economy, better homes and caring for our environment. These are relevant to this application.

Financial/ Legal Implications:

None identified.

Risk Assessment:

None identified.

Since 22/10/2014 consultation has been carried out with:

1. Environmental Health (EH) Officers
2. Chair of Planning, All 3 ward members and Cllr Binks

OFFICER COMMENTS & CONCLUSIONS

Background: The scope of the application site is set back so there is a separation gap of a minimum of approximately 10.0 metres between the boundary of the site development area and the boundary with the A361 which is at a higher level than the development site. On the side of the A361 there is a Devon Bank with a hedgerow above which presents a substantial buffer/barrier.

Noise Climate assessment: As part of the documentation to support the outline application submission a technical report was prepared by WSP which specifically examined the noise effects of the A361 upon future development. The conclusions of the report indicate that the provisions under the Building Regulations (sound insulation - walling and windows) will be sufficient to create a suitable living environment. It also recommends that mitigation in terms of the organisation of the internal space and windows facing out towards the A361 should be avoided for any house proposed within 12.0M of the A361.

When the outline application was being assessed officers in the Environmental Health Department considered this evidence base and did not raise an objection in terms of noise and resultant living conditions for occupiers of the proposed dwellings.

Having consulted the Environmental Health Officer again following the committee resolution on the 22/10, their professional opinion has not changed given that reserved matters scheme does not include any houses within the 12.0 M zone as referred above, with the nearest being approximately 15 metres from A361. However the scheme layout has been designed so that the houses in the development cluster closest to the A361 are orientated side on to A361, and therefore without any windows to principal rooms overlooking the highway.

On this basis it is not considered it would be necessary and/or justified to seek further acoustic mitigation in terms of an acoustic fence alongside the section of the A361 that is adjacent to the approved development area.